

**Delegated Report
Discharge of Conditions**

Planning Ref: 24/00361/DISCON
Applicant: Oliver Johnson
Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 56 High Street Desford Leicester

Application to discharge Condition 3 (Brick Samples), Condition 5 (Hardstanding Materials), Condition 6 (Drainage) planning application 23/01115/HOU

Conditions and supporting details submitted to apply for the conditions to be discharged:

Condition 3

No development above foundation level shall commence on site until a representative sample of the brick to be used on the external proposed wall hereby permitted has been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Received 15 April 2024

C3 Brick Sample (Wienerberger Appollo Red Multi Brick)

Condition 5

e development hereby permitted shall not be used until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

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C5 & C6 Drainage & Hardstanding Proposals C-0001

Condition 6

No part of the development hereby permitted shall be used until such time as site drainage details have been provided to and approved in writing by the Local Planning Authority. Thereafter surface water shall not drain into the Public Highway and thereafter shall be so maintained.

Received 15 April 2024

C5 & C6 Drainage & Hardstanding Proposals C-0001

Consultees / Assessed by:

LCC Highways
Compliance & Monitoring Officer

Conclusion / Summary:

Condition 3

An Appollo Red Multi Brick is proposed for the new wall which will be of a similar appearance to that of the existing wall to be removed and replace within the site. The details ensure that the development will have a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016) and Policies H7 and ENV5 of the Desford Neighbourhood Plan.

Condition 5

Condition 5 was included on the application although does not need to be formally discharged but to be adhered to. The site plan details tarmac surfacing to the parking area which ensures that loose material will not be being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023) and Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)

Condition 6

The site plan submitted in support of Condition 6 details an Aco drain across the access to the parking area where it slopes towards the access / main road. The proposed tarmac will be laid to existing levels and works with the new drainage details where there is to be attenuation and soakaway 110mm below ground drainage to be dispersed underground storm drain / capture any surface water through the Aco drain. The details have been reviewed by the Highway Authority and are acceptable as it demonstrates how it proposes to reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies DPD (2016) and Paragraph 108 and 110 of the National Planning Policy Framework (2021).

Officer Recommendations:

Condition 3 Materials – Discharge

Condition 5 Hard Surfacing – Not required to be discharged.

Condition 6 Drainage – Discharge